

B1 (Official Form 1) (04/13)

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK		VOLUNTARY PETITION																																		
Name of Debtor (if individual, enter Last, First, Middle): <b>FIRST BRONX LLC</b>		Name of Joint Debtor (Spouse) (Last, First, Middle):																																		
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):																																		
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all): <b>203810298</b>		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all):																																		
Street Address of Debtor (No. and Street, City, and State): <b>700 EAST 134TH STREET</b> <b>BRONX, New York</b>		Street Address of Joint Debtor (No. and Street, City, and State):																																		
ZIP CODE <b>10454</b>		ZIP CODE																																		
County of Residence or of the Principal Place of Business: <b>BRONX</b>		County of Residence or of the Principal Place of Business:																																		
Mailing Address of Debtor (if different from street address): <b>79 RIVINGTON STREET</b> <b>NEW YORK, NEW YORK</b>		Mailing Address of Joint Debtor (if different from street address):																																		
ZIP CODE <b>10002</b>		ZIP CODE																																		
Location of Principal Assets of Business Debtor (if different from street address above):																																				
ZIP CODE																																				
Type of Debtor (Form of Organization) (Check one box.)		Nature of Business (Check one box.)																																		
<input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)		<input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other																																		
Chapter 15 Debtors		Tax-Exempt Entity (Check box, if applicable.)																																		
Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:		<input type="checkbox"/> Debtor is a tax-exempt organization under title 26 of the United States Code (the Internal Revenue Code).																																		
Filing Fee (Check one box.)		Nature of Debts (Check one box.)																																		
<input checked="" type="checkbox"/> Full Filing Fee attached.  <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.  <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.																																		
Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).		Chapter 11 Debtors																																		
Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 ( <i>amount subject to adjustment on 4/01/16 and every three years thereafter</i> ).		Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).																																		
<b>Statistical/Administrative Information</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"><input type="checkbox"/></td> <td colspan="10">Debtor estimates that funds will be available for distribution to unsecured creditors.</td> </tr> <tr> <td><input type="checkbox"/></td> <td colspan="10">Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.</td> </tr> <tr> <td colspan="11" style="text-align: right;"><b>THIS SPACE IS FOR COURT USE ONLY</b></td> </tr> </table>				<input type="checkbox"/>	Debtor estimates that funds will be available for distribution to unsecured creditors.										<input type="checkbox"/>	Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.										<b>THIS SPACE IS FOR COURT USE ONLY</b>										
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B1 (Official Form 1) (04/13)

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s): <b>FIRST BRONX LLC</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet.)			
Location Where Filed: <b>NONE</b>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor</b> (If more than one, attach additional sheet.)			
Name of Debtor: <b>NY AFFORDABLE HOUSING ALBANY ASSOCIATES LLC</b>		Case Number: <b>13-20007</b>	Date Filed: <b>July 26, 2013</b>
District: <b>SOUTHERN</b>		Relationship: <b>AFFILIATE</b>	Judge: <b>ROBERT D. DRAIN</b>
<p><b>Exhibit A</b> (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>		<p><b>Exhibit B</b> (To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).</p> <p><b>X</b> _____ Signature of Attorney for Debtor(s) (Date)</p>	

**Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

Yes, and Exhibit C is attached and made a part of this petition.  
 No.

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

Exhibit D, completed and signed by the debtor, is attached and made a part of this petition.

If this is a joint petition:

Exhibit D, also completed and signed by the joint debtor, is attached and made a part of this petition.

**Information Regarding the Debtor - Venue**

(Check any applicable box.)

Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.  
 There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.  
 Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Certification by a Debtor Who Resides as a Tenant of Residential Property**  
(Check all applicable boxes.)

Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

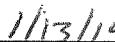
\_\_\_\_\_  
(Name of landlord that obtained judgment)

\_\_\_\_\_  
(Address of landlord)

Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and  
 Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.  
 Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

B1 (Official Form 1) (04/13)

Page 3

Voluntary Petition (This page must be completed and filed in every case.)		Name of Debtor(s): <b>FIRST BRONX LLC</b>	
Signatures			
Signature(s) of Debtor(s) (Individual/Joint)		Signature of a Foreign Representative	
<p>I declare under penalty of perjury that the information provided in this petition is true and correct.</p> <p>[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.</p> <p>[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p>		<p>I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.</p> <p><input type="checkbox"/> Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.</p>	
X	Signature of Debtor	X	(Signature of Foreign Representative)
X	Signature of Joint Debtor	(Printed Name of Foreign Representative)	
Telephone Number (if not represented by attorney)		Date	
 <b>Signature of Attorney*</b> <input type="checkbox"/> Signature of Attorney for Debtor(s) <b>A. MITCHELL GREENE</b> Printed Name of Attorney for Debtor(s) <b>See Attachment 1</b> Firm Name <b>875 THIRD AVENUE, 9TH FLOOR</b> <b>NEW YORK, New York 10022</b> Address <b>(212) 603-6300</b> Telephone Number  Date		<b>Signature of Non-Attorney Bankruptcy Petition Preparer</b> <p>I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.</p>	
Printed Name and title, if any, of Bankruptcy Petition Preparer  Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)  Address  X _____ Signature  Date  Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.  Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.  If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.  <i>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.</i>			

## **Attachment**

### **Attachment 1**

**ROBINSON BROG LEINWAND GREENE GENOVESE & GLUCK P.C.**

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

**FIRST BRONX, LLC,**

Case No.:

Debtor.

-----X

**CERTIFICATION OF RESOLUTION**

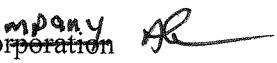
I, the undersigned, David Goldwasser, as managing member GC Realty Advisors, LLC, the managing member of **First Bronx, LLC**, do hereby certify that at a meeting of the Company duly called and held on **January 13, 2014**, the following resolutions were adopted and recorded in the Minute Book of the Company, and they have not been modified or rescinded, and are still in full force and effect:

**“RESOLVED**, that in the judgment of the Company it is desirable and in the best interest of the Company, its creditors, partners and other interested parties, that a petition be filed by the Company for relief under Chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”); and it is further

**“RESOLVED**, that the form of petition under Chapter 11 presented to this meeting is approved and adopted in all respects, and that David Goldwasser, as managing member GC Realty Advisors, LLC, the managing member of the Company, is authorized to execute and verify a petition substantially in such form and to cause the same to be filed with the United States Bankruptcy Court for the Southern District of New York at such time as he shall determine; and it is further

**“RESOLVED**, that David Goldwasser, as managing member GC Realty Advisors, LLC, the managing member of the Company, is authorized to execute and file all petitions, reorganization schedules, lists and other papers and to take any and all other actions which he may deem necessary or proper in connection with such Chapter 11 case, and, in that connection, that the firm of Robinson Brog Leinwand Greene Genovese & Gluck P.C. be retained and employed as legal counsel for the Company

under a general retainer, in addition to such special counsel as may hereafter become necessary or proper with a view to the successful conclusion of such Chapter 11 case."

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Corporation   
this 13 day of January, 2014.

**FIRST BRONX LLC**

**By: GC REALTY ADVISORS, LLC,  
MANAGING MEMBER**

  
By: **DAVID GOLDWASSER, MANAGING MEMBER**

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X  
In re:

Chapter 11

**FIRST BRONX LLC,**

Case No.

Debtor.

-----X

**AFFIRMATION PURSUANT TO LOCAL RULE 1007-2**

STATE OF NEW YORK )  
                          ) ss:  
COUNTY OF NEW YORK )

David Goldwasser, being duly sworn, deposes and says:

1. I am the Managing Member of GC REALTY ADVISORS, LLC, the  
MANAGING MEMBER of **FIRST BRONX LLC** (the “Debtor”). I am fully familiar with  
the facts set forth herein, and am authorized to make this Affirmation on behalf of the  
Debtor.

2. The Debtor owns real property located at 700 East 134<sup>th</sup> Street, Bronx New  
York.

3. No pre-petition committee was organized prior to the Order for relief.

4. No property of the Debtor is in the possession and control of a receiver for the  
benefit of mortgagees and creditors.

5. The filing of this chapter 11 case was precipitated by an impending foreclosure  
action and the appointment of a receiver to manage the Debtor’s property.

6. The purpose of filing this petition is to preserve the assets of the Debtor for the  
benefit of the creditors and to preserve priorities of creditors.

7. The estimated amount of payroll due the Debtor's employees, exclusive of officers, for a period of thirty days following the filing of the petition is \$1,000.00.

8. Salaries currently being paid by the Debtor to the officers approximate \$0.00 per month.

9. The estimated operating expense of the Debtor for the next thirty days is \$56,706:

**INCOME**

Gross Rent Roll:	\$21,155.00
Vacancy Loss 10%	(\$2,116)
Laundry Machine	\$40

**Total Income:** \$19,080

**EXPENSES**

Property Tax	\$39,790
Insurance	\$1,660
Fuel	\$10,000
Repairs and Maintenance	\$1,000
Utilities	\$695
Payroll	\$1,000
Legal Fees	\$650
Accounting Fees	\$667
Administrative Fees	\$100
Management Fees	\$1,145

**Total Estimated Expenses:** \$56,706  
**NET INCOME:** (\$37,626)

/s/

  
Managing Member, GC Realty Advisors, LLC  
David Goldwasser, Managing Member

B 4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

In re FIRST BRONX LLC,  
Debtor

Case No. \_\_\_\_\_  
Chapter 11

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address, including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>
WILDER REALTY 79 RIVINGTON STREET NEW YORK, NEW YORK 10002				\$60,000.00
EMINENT REALTY, LLC 343 SUMMIT AVENUE CEDARHURST, NEW YORK 11516				\$20,000.00
HARRY ZUBLI 1010 NORTHERN BOULEVARD SUITE 310 GREAT NECK, NEW YORK 11021				\$15,000.00
CASTLE OIL 440 MAMARONECK AVENUE HARRISON, NEW YORK 10528				\$9,381.35
WILDER REALTY 79 RIVINGTON STREET NEW YORK, NEW YORK 10002				\$9,200.00

B 4 (Official Form 4) (12/07)

VICTOR WEINBERG, CPA 105 CEDAR DRIVE WEST PLAINVIEW, NEW YORK 11803	\$3,000.00
JACK JAFF & ASSOCIATES 147 PRINCE STREET BROOKLYN, NEW YORK 11204	\$2,345.00
CASEACT PO BOX 040211 BROOKLYN, NEW YORK 11204	\$378.00

Date: \_\_\_\_\_

Debtor

**DECLARATION UNDER PENALTY OF PERJURY  
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, DAVID GOLDWASSER, of FIRST BRONX LLC named as the debtor in this case, declare under penalty of perjury that I have read the foregoing Amended - List of Creditors Holding 20 Largest Unsecured Claims and that it is true and correct to the best of my information and belief.

Date: \_\_\_\_\_

1/13/14

  
DAVID GOLDWASSER,

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

In re: **FIRST BRONX LLC**

Case No. \_\_\_\_\_

Debtors

Chapter **11**

**VERIFICATION OF CREDITOR MATRIX**

The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors is complete, correct and consistent with the debtor's schedules pursuant to Local Bankruptcy Rules and I/we assume all responsibility for errors and omissions.

Dated: 1/13/14

Signed: 

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Attorney for Debtor(s)

Bar no.: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail address: \_\_\_\_\_

FIRST BRONX LLC  
700 EAST 134TH STREET  
BRONX, NY 10454

A. MITCHELL GREENE  
875 THIRD AVENUE, 9TH FLOOR  
NEW YORK, NY 10022

AARON GARRETT  
700 EAST 134TH STREET, LC  
BRONX, NY 10454

ANN NUNEZ  
700 EAST 134TH STREET, 2B  
BRONX, NY 10454

ARI GOLDMAN  
20-26 INDUSTRIAL AVENUE  
FAIRVIEW, NJ

CASEACT  
PO BOX 040211  
BROOKLYN, NY 11204

CASTLE OIL  
440 MAMARONECK AVENUE  
HARRISON, NY 10528

CLAUDIA WATERTON  
700 EAST 134TH STREET, 4C  
BRONX, NY 10454

COINMACH  
109 LAFAYETTE DRIVE  
SYOSSET, NY 11791

COURTLAND HANKINS  
700 EAST 134TH STREET, 4B  
BRONX, NY 10454

DANIEL LEBENSOHN  
20 EAST 10TH STREET, #704  
NEW YORK, NY 10003

EMANUEL YONKO  
700 EAST 134TH STREET, 2D  
BRONX, NY 10454

EMINENT REALTY, LLC  
343 SUMMIT AVENUE  
CEDARHURST, NY 11516

EMRAV ABBE  
26 LAWRENCE ROAD  
SCARSDALE, NY 10583

ERIC ADIDIN  
356 BRYANT AVENUE  
ROSLYN HARBOR, NY 11576

FANNIE MAE  
C/O LINDA MANDEL GATES  
PLATZER, SWERGOLD, KARLIN, LEVINE, GOLDB  
1065 AVENUE OF THE AMERICAS  
NEW YORK, NY 10018

GC REALTY ADVISORS LLC  
C/O MAS MANAGEMENT, 15 MAIDEN LANE, SUIT  
NEW YORK, NY 10038

HARRY ZUBLI  
1010 NORTHERN BOULEVARD  
SUITE 310  
GREAT NECK, NY 11021

HARRY ZUBLI  
1010 NORTHERN BOULEVARD, SUITE 310  
GREAT NECK, NY 11021

INTERNAL REVENUE SERVICE  
P.O. BOX 7346  
PHILADELPHIA, PA 19114

JACK JAFF & ASSOCIATES  
147 PRINCE STREET  
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